



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: May 11, 2016 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Smith, Louie, Shell, Pedersen, Modugno

Ex Officio Members:

Director of Public Works: Mr. Andy Narag, Senior Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Sorin Alexanian, Deputy Director

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Pedersen representing the Fourth Supervisorial District.

MISCELLANEOUS

Vice Chair Smith welcomed the return of Commissioner Shell representing the Third Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Shell – That the agenda for May 11, 2016 be approved.

At the direction of the Vice Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

05/11/16

DIRECTOR/DEPUTY DIRECTOR

4. Mr. Slavin, Chief Deputy Director reported that yesterday, the Board of Supervisors (BOS) discussed the following pending motions in regards to the proposed One Stop Relocation; 1) Relocate the entire Department of Regional Planning to Alhambra; 2a) CEO to prepare a study potentially splitting a portion of Regional Planning staff to remain in downtown; 2b) house one stop at other off-site locations; 3) Instruct CEO to report back a plan to expand and provide additional Field Office Services in the ten Department of Public Works Building and Safety Offices in order to create convenient Local One Stop Centers throughout the County and should include a comparison of budget scenarios, employ e-consult or video conferencing for consultation with other county departments and option to expand the Department of Regional Planning EPIC L.A. permitting system; and return to BOS on Tuesday, May 24th with updates to make a determination.

MINUTES FOR APPROVAL

5. Motion/second by Commissioners Pedersen/Louie – That the minutes for April 6, 2016 be approved.

At the direction of the Vice Chair, the minutes were approved with Commissioners Pedersen, Louie and Smith in favor, Commissioner Modugno being recorded as abstaining the second half (left at 11:30 a.m.), and Commissioner Shell was recorded as abstaining.

PUBLIC HEARINGS

Zoning Permits - East Section

Project Approved

6. **Project No. R2013-03046-(4). Applicant: Creative Design Associates (CDA). 18002 Colima Road, Rowland Heights. Puente Zoned District. a. Conditional Use Permit No. 201400029. A request to implement the development program in connection with the -DP overlay that is a part of the Zone Change to the C-3-DP (General Commercial Development Program) Zone pursuant to Los Angeles County Code ("County Code") Section 22.40 Part 2. The -DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area. b. Zone Change No. 201400003. A request to amend the Project Site's zoning from Zone A-1-6,000 (Light Agricultural - 6,000 Square Feet Minimum Lot) to Zone C-3-DP (General Commercial-Development Program) to allow the office use. c. Plan Amendment No. 2016001269. A request to amend the Rowland Heights Community Plan by amending the Project Site's land use designation from U1-Urban 1 (1.1 to 3.2 du/ac) to C (Commercial) designation to allow the office use. d. Environmental Assessment No. 201400059.**

05/11/16

PUBLIC HEARINGS (Cont.)

Zoning Permits - East Section

To consider a Mitigated Negative Declaration with impacts to Aesthetics reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

Ms. Bush presented the staff report followed by testimony from Kenneth Pang and Ryan Calad, applicant's representative in favor of the project. Deborah Enos, Rowland Heights Community Coordinating Council (RHCCC) voiced her concerns that the change to the Community Plan would have impacts to the community should a change occur going from low impact/low intensity land use to high intensity/high negative impact. She stated that the community is largely against the project and it would exacerbate more traffic onto Colima Road and that the project is incompatible with the surrounding area.

Commissioner Pedersen asked the representative of Department of Public Works if the mitigation measures were satisfactory for the project, in which Mr. Narag stated that the project would not significantly impact traffic despite that there may be a difference in trip generation. The overall traffic portion doesn't change the level of service where mitigation would be required.

Commissioner Smith and Shell raised concerns over the traffic study analysis completed in 2014 which did not include future trip generation data for large general office and medical offices which does not reflect impacts of the project. Additionally, the Traffic Impact Study (TIS) report assessed traffic impacts at 8 intersections and ingress and egress for the proposed project will require right turns only with no left turn options. They both expressed concerns that a new traffic study should be prepared.

Motion/second by Commissioners Pedersen/Modugno – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration and adopt the Mitigation Monitoring and Reporting Program for the project pursuant to state and local CEQA guidelines.

Motion/second by Commissioners Pedersen/Modugno – That the Regional Planning Commission recommend approval of Conditional Use Permit No. 201400029 and recommend approval to the Board of Supervisors Plan Amendment No. 2016001269, Zone Change No. 201400003 and Resolution for its consideration.

At the direction of the Vice Chair, the item passed with Commissioners Pedersen, Modugno and Louie in favor and Commissioners Smith and Shell being recorded as opposing.

05/11/16

PUBLIC HEARINGS (Cont.)

Zoning Permits - East Section

Project Approved

7. **(Appeal of Hearing Officer's Approval on 03/15/16). Project No. R2012-01711-(1). Conditional Use Permit No. 201200089. Applicant: Maxwell Talai. 3626 Medford St., East Los Angeles. City Terrace Zoned District. To authorize a conditional use permit for the continued operation of an existing automobile dismantling yard (El Rey Auto Parts in the M-2 (Heavy Manufacturing) zone within the unincorporated community of East Los Angeles. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

Mr. Mar presented the staff report followed by testimony from the appellant, Mr. Edgardo Zamora, in opposition to the project. He stated that possible hazardous fluids leak from the facility and noise vibration is coming from the site's operations.

The applicant, Mr. Maxwell Talai, provided rebuttal testimony and indicated that he was in the process of evicting the current operator of the business with the intent of taking over operations of the facility to comply with all conditions of the permit. Mr. Talai stated that the business operated with all necessary licenses as required by state and local regulations and expressed his willingness to work with his neighbors to address any operating concerns they might have.

Commissioner Smith requested a change to the permit's inspection schedule to include four annual inspections for the first four years of the permit and biennial inspections thereafter.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission close the public hearing, find that the project is categorically exempt pursuant to state and local CEQA guidelines and deny the appeal, and approve Conditional Use Permit No. 201200089 with findings and conditions of approval and modification to inspections, Condition No. 10 as stated above.

At the direction of the Vice Chair, the item passed unanimously. The appeal period for this item ends on Wednesday, May 25, 2016.

05/11/16

PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

Project Approved

8. **Project No. R2014-01278-(4). Applicant: Santa Catalina Island Company. 1 Banning Harbor Road. Santa Catalina Island Zoned District. a. Coastal Development Permit No. 201400002. To replace approximately 1,900 tons of sand and place six beach cabanas at the Two Harbors' main beach within the Resort Zone of the Santa Catalina Island Specific Plan. b. Conditional Use Permit No. 201400055. For the expansion of the alcohol service area of the Harbor Reef Restaurant to include outdoor areas and to authorize the replacement sand within the Resort Zone of the Santa Catalina Island Specific Plan. c. Environmental Assessment No. 201400102. To consider a Mitigated Negative Declaration that would reduce potential impacts to grunions and other sensitive species and from the potential introduction of invasive species to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

Mr. Temple presented the staff report followed by testimony from Kris Wilhelm, applicant's representative in favor of the project. Mr. Wilhelm requested that the mitigation measure to allow sand replacement activities to take place outside of the October through February time frame in order to avoid potential adverse impacts to grunions. The applicant stated that the work could be done behind the seawall without impacting the grunions.

Commissioner Pedersen asked the County's biologist if he concurred in which he responded that it would be fine provided that a pre-construction survey would take place to ensure that grunions have not recently spawned within the work area. If the grunions had spawned, then work should be delayed until another survey was conducted that confirmed no further spawning. The applicant agreed to conduct the survey.

Mr. Temple stated that since this condition is also a mitigation measure, the Commission has to make a finding that the modified mitigation measure is equivalent or more effective in mitigating or avoiding potential significant effects and it in itself will not cause any potentially significant effect on the environment as specified in mitigation measure 4.4 of the MMRP.

Mr. Wilhelm also requested that Condition No. 36 be modified to allow the inclusion of two more special events of more than 250 people. One being the summer wine festival, which is a fundraiser for the Avalon Rotary Club and one being the Microbrew Festival, which is a fundraiser for the Lion's Club.

05/11/16

PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

Project Approved

Mr. Temple stated that provided that as long as the Los Angeles Sheriff's Department (LASD) be notified and an agreement with LASD on how much security and overtime Sheriff's deputies would be needed for these events he would be comfortable with the modification.

Commissioner Modugno asked if the condition could be modified to allow special events throughout the year through a director's review process. Staff stated the applicant and Regional Planning were in the process of discussing a Conditional Use Permit application for a Master Plan for Two Harbors that would take into account special events and the facility upgrades, such as bathrooms and water supply, that would be needed to serve multiple large special events on an on-going basis. The Commissioners agreed to limit this permit to the stated two events.

No members of the public were present for opposition, therefore, no rebuttal was required.

Commissioner Shell requested a condition be added for a temporary protective fence to be installed on the ocean side of the seawall during the sand replacement activities to avoid impacts from workers.

Motion/second by Commissioners Pedersen/Modugno - That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration pursuant to state and local CEQA guidelines and modification to Mitigation Measure No. 4.4 – Finding No. 35.

Motion/second by Commissioners Pedersen/Modugno - That the Regional Planning Commission approve Coastal Development Permit No. 201400002 and Conditional Use Permit No. 201400055 with modifications to findings and conditions of approval as stated above.

At the direction of the Vice Chair, the item passed unanimously. The appeal period for this item ends on Wednesday, May 25, 2016.

PUBLIC COMMENT

9. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

05/11/16

CONTINUATION OF REPORTS

10. **Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.**

There were no items Called up for Review by the Commission.

11. **Commission/Counsel/Director Reports**

Commission

Tentative Commission Meeting Schedule – July through December 2016.

Motion/second by Commissioners Modugno/Pedersen – That the Regional Planning Commission approve the Meeting Schedule – July through December 2016 with July 6 and October 12, 2016 being removed.

At the direction of the Vice Chair, the item passed unanimously.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 11:03 a.m. to Wednesday, May 25, 2016.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Doug Smith, Vice Chair



Sorin Alexanian, Deputy Director
Current Planning Division